

BROWN & SCARLETT

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AS10

ARCHITECTS

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09 September 2009

Economy & Environment Directorate
Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
BURY ST EDMUNDS
IP33 3YU



ON DATA-BASE

For the attention of Mr David Brown

Our Ref: PS/3470/dp – *please quote in all correspondence*

Dear Sirs

LDF SUBMISSIONS

Thank you for your recent update in terms of the latest consultations on the LDF.

Whilst I am aware of the nature of the current consultation document we have been asked by new clients to draw your attention to a section of land, which is in their ownership, adjacent to Barton Hamlet in Great Barton. I enclose a copy of the Local Plan with the land identified in green.

I would be grateful if you could advise us as to whether there are any further opportunities to add in site at this stage in the process and, in any event, would like to draw your attention to the availability of this land.

I look forward to hearing from you in due course.

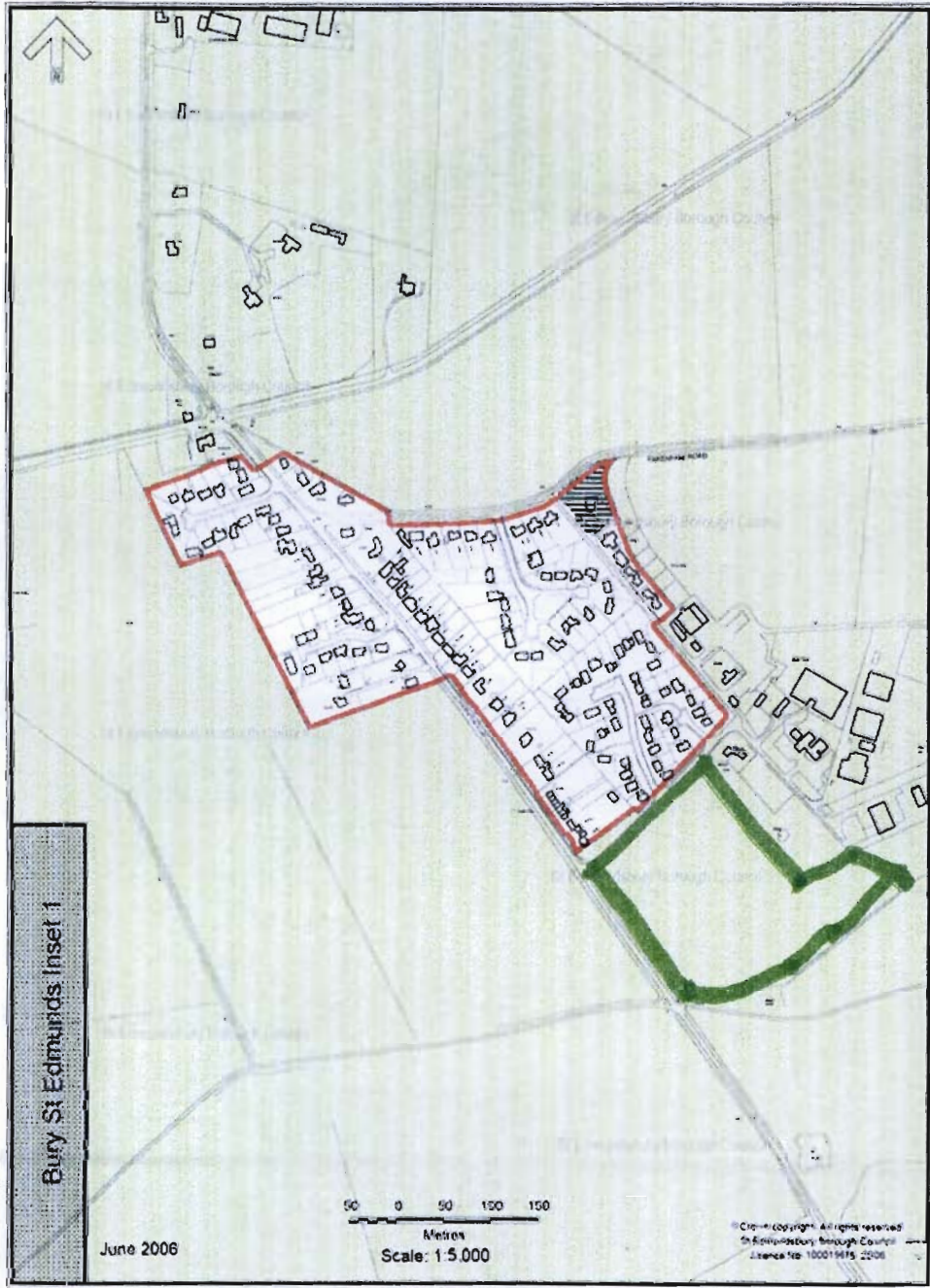
Yours faithfully



PP

Paul Scarlett
BROWN & SCARLETT

Encs.



PLANNING
10 SEP 2009
HELPDESK

AS10

1. CONTACT DETAILS

Your name TILDSLEY
Organisation _____
Address C/O AGENT

Postcode _____
Telephone _____
Email address _____

Your agents (if applicable) PAUL SCARLETT
Organisation _____
Address _____
BROWN & SCARLETT
CHARTERED ARCHITECTS
OLD SCHOOL STUDIOS, 140 EASTGATE STREET
BURY ST. EDMUNDS IP33 1XX
TEL. (01284) 768800 FAX: (01284) 702880
Postcode _____
Telephone _____
Email address _____

Site Owner TILDSLEY
Address C/O AGENT

Postcode _____

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes ~~NO~~

2. SITE DETAILS

Site name LAND OFF THURSTON RD (AS10)

Location BARTON HAMLET

Total Area 1.03 (ha)

Of which (ha) is on brownfield land

Of which 1.03 (ha) is on greenfield land

Current use(s) (please specify last use if vacant)

AGRICULTURAL LAND

Suggested uses

RESIDENTIAL

50% PRIVATE HOUSING

50% AFFORDABLE HOUSING

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	NO	
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	10 & 650 metres	
	Bus service numbers	337 / 338
How close is the nearest primary school?	2000 metres	
How close is the nearest shop that will provide day-to-day food needs?	1600 metres	
How close is the nearest doctor's surgery?	5 kilometres	

If there are constraints to development, what interventions could be made to overcome them?

N/A

Policy constraints: How does the proposal conform with current national, regional or local planning policies?

THE SITE ADJUTS AN EXISTING VILLAGE SETTLEMENT BOUNDARY WHICH OFFERS CONSIDERABLE EMPLOYMENT OPPORTUNITIES - ALTHOUGH THIS PART OF GT BARTON DOES NOT MEET ALL THE SUSTAINABILITY CRITERIA SET OUT BY THE GOVERNMENT.

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

N/A

Level of developer interest, if known:
Low Medium

High

Likely time frame for development:

0-5 years ✓

6-10 years

10-15 years

Beyond 15 years

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

THIS PART OF THE VILLAGE OFFERS CONSIDERABLE EMPLOYMENT OPPORTUNITIES - IT IS SERVED BY A LOCAL BUS NETWORK, HAS A VILLAGE PUBLIC HOUSE & IS CLOSE TO TWO LARGER VILLAGES, IN THURSTON & GT BARTON WHICH OFFER A FULL RANGE OF FACILITIES WITH SHOPS, SCHOOLS & A RAIL CONNECTION. OUR CLIENT IS PREPARED TO OFFER 50% AFFORDABLE HOUSING ACROSS THE WHOLE SITE.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	POSITIVE
2	To maintain and improve levels of education and skills in the population overall	POSITIVE
3	To reduce crime and anti-social activity	POSITIVE
4	To reduce poverty and social exclusion	POSITIVE
5	To improve access to key services for all sectors of the population	POSITIVE
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE
7	To meet the housing requirements of the whole community	POSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NEGATIVE
10	To conserve soil resources and quality	NEGATIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEGATIVE
12	To reduce waste	NEGATIVE

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	
14	To reduce contributions to climate change	
15	To reduce vulnerability to climatic events	
16	To conserve and enhance biodiversity	NEGATIVE
17	To conserve and where appropriate enhance areas of historical and archaeological importance	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE